Arboricultural Impact Assessment

Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA

Ref: P.2144.25

April 2025

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A	20th June 2025	Updated planning layout
B	2nd October 2025	Minor amendments
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D	24th July 2026	Updated tree survey and proposed site plans
E	15th September 2026	Minor amendments
F	21st September 2026	Minor amendment

Important: Any recommendations made within this report are subject to the appropriate consents being in place in advance. We cannot be held responsible for the actions of others not adhering to statutory controls.

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Arboricultural Impact Assessment

Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA

For

Northern Lawn Tennis Club

April 2025
(Rev F – 21st September 2026)

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Contents

EXECUTIVE SUMMARY ..... - 3 -
1.0 Introduction ..... - 4 -
2.0 Objectives ..... - 4 -
3.0 Planning Policy & Relevant Legislation ..... - 5 -
4.0 Survey & Survey Methodology ..... - 7 -
5.0 Survey Results & Impact Assessment ..... - 8 -
5.1 Existing Tree Cover: ..... - 8 -
5.2 Direct Impact on Trees ..... - 8 -
5.3 Landscape Compensation ..... - 8 -
5.4 Indirect Impact on Trees ..... - 8 -
5.5 Hedgerows ..... - 8 -
5.6 Potential Mitigation for Development Impacts ..... - 8 -
5.7 Potential for Shading & Nuisance: ..... - 8 -
5.8 Boundary Screening ..... - 8 -
5.9 Long Term Spatial Constraints ..... - 9 -
5.10 Existing Areas of Hard Standing ..... - 9 -
5.11 Existing buildings/structures to be removed ..... - 9 -
5.12 Proposed Areas of Hard Standing ..... - 9 -
5.13 Proposed Buildings Located Adjacent / Within Root Protection Areas ..... - 9 -
5.14 Proposed Drainage & Domestic Services: ..... - 9 -
5.15 Working Space During the Construction Phase: ..... - 9 -
5.16 Access Facilitation Pruning ..... - 10 -
5.17 Protection of Planting Areas ..... - 10 -
5.18 Requirement for an Arboricultural Method Statement ..... - 10 -
5.19 Planning for New Landscaping ..... - 10 -
6.0 Tree Protection Measures ..... - 11 -
7.0 Summary of Impacts & Potential Mitigation Factors ..... - 12 -
8.0 Conclusions & Recommendations ..... - 13 -
9.0 References ..... - 14 -

Appendix 1 Tree Data Tables in accordance with Table 1 of BS5837: 2012

Appendix 2 Drawing P.2144.25.T01D *Tree Survey*
Drawing P.2144.25.T02D *Tree Constraints & Draft Protection Drawing*

EXECUTIVE SUMMARY

A survey of the existing trees on and adjacent land at **Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA,** has been carried out by a suitably qualified and competent Arboriculturist in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

The purpose of the survey and of this report is to identify the impact of the proposed development of the site on trees, both within and immediately adjacent the site, in accordance with the provisions of BS5837: 2012.

The development of the site will involve the refurbishment of the existing indoor tennis court to the south of the club, which will not require the removal of any trees from the site. However, in the absence of suitable controls, the development does have the potential to have an indirect impact on a number of trees proposed for retention.

Mitigation for the impact of the development can be provided in the form of the following:

- The erection of protective fencing in advance of the commencement of the development to safeguard the root systems of retained trees;
- The agreement, in advance of the commencement of the development, together with the implementation during the construction phase, of an Arboricultural Method Statement; and
- Arboricultural site supervision where works are proposed within and immediately adjacent root protection areas.

Compensation for the impact of the development, together with landscape and biodiversity enhancements can be achieved by way of the following:

- The planting of trees, shrubs and where applicable hedges as part of a comprehensive landscape scheme to replace any vegetation lost and to integrate the development into the wider landscape; and
- The use of a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape.

1.0 Introduction

1.1 Ascerta has been instructed to carry out a survey of the trees within and immediately adjacent land at Northern Lawn Tennis Club and to assess the potential impact of the development as proposed on trees within / adjacent the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations.*

1.2 The site was visited on Tuesday, 22nd April 2025 by Alex Clare then again on the 17th July 2026 by Kevin Pope. Both Alex and Kevin are competent and qualified arboriculturists with experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visits, surveys were carried out of the trees growing both on and immediately adjacent the site to the standards contained within BS5837: 2012. This report presents the results of the survey, provides an assessment of the impact of the development and includes recommendations for further actions, where applicable, to mitigate any potentially negative effects of the development on tree cover within the local landscape.

2.0 Objectives

2.1 Our client's objective is to develop the site by the refurbishment of the existing indoor tennis court to the south of the club.

2.2 Our objectives are as follows:

- Identify what arboricultural features exist presently within and adjacent the site and to record and categorise them in a manner consistent with BS5837: 2012;
- Identify which trees will need to be removed directly as a result of the proposed development of the site;
- Identify any indirect impact from the proposed development on trees proposed for retention;
- Provide an indication of what protection measures can be implemented as part of the development of the site to ensure the physical protection of retained trees;
- Provide recommendations for mitigation and compensation in terms of new planting or enhancement of existing features of arboricultural, landscape or ecological interest or importance; and
- Provide any other recommendations to assist our clients in achieving their objectives whilst satisfying current legislation or policy guidance in relation to the woody vegetation on site.

3.0 Planning Policy & Relevant Legislation

3.1 The revised National Planning Policy Framework, updated in August 2026, sets out the government's planning policies for England and how these are expected to be applied. It provides a Framework within which locally prepared plans for housing and other development can be designed and produced.

3.2 The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) **an economic objective-** to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) **a social objective-** to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, safe and beautiful places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) **an environmental objective-** to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; they are not criteria against which every decision can or should be judged.

The Frameworks promotes the retention of existing trees wherever possible, that new streets are tree-lined, and that the right trees are planted in the right places.

3.3 The site lies within the Manchester City Council administrative area and is subject to the policies contained within its Local Plan, which have been considered when writing this report.

3.0 Planning Policy & Relevant Legislation (Continued)

3.4 Checks have been made with the Local Planning Authority, DEFRA Magic Map and Ancient Tree Inventory resources. At the time of writing this report, the results of those checks are as follows:

Conservation Area:	City of Manchester (BLACKBURN PARK) Conservation Area 1979
Tree Preservation Order(s):	N/A
Ancient Woodlands:	N/A
Ancient and/or Veteran Trees	N/A

NOTE: Our searches are mainly undertaken using Local Authority and government interactive websites, the reliability of which can sometimes be questionable. A more detailed search should therefore be carried out prior to any works to trees being commenced.

Irrespective of the above and the outcome of the planning application, in advance of the commencement of any works to trees within or adjacent the site however, those instructing and proposing to carry out such works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

It is worth noting that within the centre of the proposed development site there remains a linear arrangement of conifer stumps, indicative of a former tree group. The removal of these trees was undertaken shortly after the granting of planning consent in 2020 authorising their felling.

3.5 British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.

3.6 Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.

4.0 Survey & Survey Methodology

4.1 We have been supplied with a digital copy of the topographical survey for the site, which satisfies the relevant part of section 4.2 of BS5837: 2012 for the site. Features of arboricultural or landscape interest that have been excluded from the original plan (for example trees on or located off site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.

4.2 Our assessment of the soils within the site, based on local site conditions, geography, available soil maps and our own experience of soils across the United Kingdom, indicates that the soils on site are likely to contain a clay element, and that this will have a plasticity index in the low to medium range. Any further details or confirmation of the exact nature of soil conditions on site will require further, more rigorous sampling and analysis. It is not however anticipated that the clay content will cause specific issues relating to retention of trees given the impact of the development proposals, providing that consideration is given to this aspect in advance of and during the development phase of the project.

4.3 Our surveys of the trees within and adjacent the site were carried out by qualified and competent arboriculturists in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 22nd April 2025 and 17th July 2026 during overcast weather conditions. Those trees surveyed have been numbered sequentially, although for the purposes of this project they have not been tagged. The trees have also been categorised in accordance with section 4.5 and Table 1 of the Standard.

4.4 Where relevant and where the quality of shrub masses and hedges justifies recording, details have been recorded to the tree survey plan and tree data tables.

4.5 Where trees are surveyed that require immediate attention, for example to abate a nuisance, prevent a serious hazard to life or property, or are affected by a pathogen or pest that could cause widespread damage unless it is controlled, notification will be issued to the relevant person or organisation such that appropriate action can be taken.

4.6 Root Protection Areas for those trees surveyed have been calculated in accordance with the formulas within section 4.6 and Annex C of the Standard and can be found within the tree data tables that accompany this report. The tree data tables also contain a key to abbreviations used and the rationale for determining Root Protection Areas for groups of trees and woodlands (where applicable).

5.0 Survey Results & Impact Assessment

5.1 **Existing Tree Cover:** Two individual and three groups of trees were recorded during our survey, the details of which can be found within Appendix 1 to this report and cross referenced with drawing P.2144.25.T01D *Tree Survey*.

5.2 **Direct Impact on Trees:** The development of the site as proposed will not require the removal of any trees or vegetation on site.

5.3 **Landscape Compensation:** Given the nature of the proposals, the context of the site in the local landscape and the opportunities for new planting and landscaping, it is considered that in terms of canopy cover, the medium to long term impact of the development will be neutral.

5.4 **Indirect Impact on Trees:** In the absence of suitable controls, the development may well have an indirect impact on a number of trees on and adjacent the site. Measures are therefore required during the construction phase, as described throughout this report and on supporting drawings, in order to safeguard retained trees for the long-term benefit of the landscape.

5.5 **Hedgerows:** In accordance with the Hedgerow Regulations 1997, 'important' hedgerows (in the context of the Regulations) should not be removed without a Hedgerow Removal Notice issued by the relevant Local Authority, unless that removal is subject to an appropriate consent under the Town and Country Planning Act 1990. In this instance however, there are no hedgerows within or immediately adjacent the site that could be considered important in the context of the regulations.

5.6 **Potential Mitigation for Development Impacts:** Mitigation of the direct impacts from the development of the site can be provided in the form of the erection of protective fencing as indicated on the attached drawings and the use of site specific actions adopting modern methods of construction as agreed and documented within an appropriate Arboricultural Method Statement.

5.7 **Potential for Shading & Nuisance:** The young-early mature trees adjacent to the existing tennis courts provides ecological and visual value to the site. Its worth noting that trees located near to recreational facilities can give rise to minor nuisances, such as leaf fall, debris, or shading. While some shading from the surrounding canopies may occur at times throughout the day, this is expected to be limited due to the current height and density of the trees, and will not directly affect the use of the refurbished courts. Formative pruning over the coming years and ongoing maintenance will further minimise encroachment, reduce leaf and debris accumulation, and maintain clearance adjacent the courts. Given the absence of mature trees adjacent to the courts, the likelihood of significant nuisance, from shade, leaf fall, sap or natural limb breakages, is considered low. Any minor impacts are typical in sites containing tree cover and are manageable with routine maintenance.

5.8 **Boundary Screening:** Trees located adjacent to the court will generally make a welcome contribution to the screening of views, however in some cases there may be valid reasons for opening up views to enhance visibility, pruning away from the building or to carry out additional planting to screen views. Where applicable, the drawings supporting this report indicate opportunities for management of boundaries in line with project aims and objectives.

5.9 **Long Term Spatial Constraints:** The layout has purposefully incorporated the existing tennis court footprint building to minimise impacts to trees, to meet the standards of the local planning authority and align with current best practise. By using the existing footprint, sufficient space will be retained to prevent long-term conflicts between the court and tree growth. Whilst some formative pruning may be required to over the coming years to maintain clearance, the tree stock adjacent to the courts is at an early stage of development and can be sustainably managed through routine works.

5.10 **Existing Areas of Hard Standing:** There are no existing areas of hardstanding to be removed on site, therefore there will be no arboricultural implications in this regard.

5.11 **Existing buildings/structures to be removed:** There are elements of the existing indoor tennis court structure, including asbestos-containing materials, that require careful removal as part of the site remediation works. Although no buildings are proposed to be demolished, appropriate care will be required during the removal of these materials to ensure that retained trees are safeguarded from potential damage.

Where works are undertaken in proximity to retained trees, appropriate protection measures should be implemented in advance of the commencement of remediation works. This should include the erection of suitable protective fencing, retained in situ throughout the construction phase, to prevent unnecessary encroachment into protected areas and minimise the risk of damage to retained trees and their root protection areas.

5.12 **Proposed Areas of Hard Standing:** There are no areas within the proposed development where proposed hard surfaces encroach within root protection areas of retained trees; therefore, there are no indirect impacts from the development process providing that all other recommended safeguards as outlined in this report are implemented.

5.13 **Proposed Buildings Located Adjacent / Within Root Protection Areas:** No new built structures are proposed as part of the development; therefore, there are no anticipated arboricultural implications associated with the development.

5.14 **Proposed Drainage & Domestic Services:** The existing drainage system is be utilised so there will be no impact to retained trees. Further guidance can be obtained from *Street Works UK: Publications Volume 4 – Guidelines for the planning, installation, and maintenance of Utility apparatus in proximity to Trees* such as to minimise the impact of works on retained trees.

5.15 **Working Space During the Construction Phase:** Considering the layout of trees on site and in some cases their close proximity to areas proposed for development activity, it is possible that working space across the site may be somewhat restricted, therefore some key activities may have the potential to cause harm to retained trees. Provision will therefore need to be made for the physical protection of retained trees and in particular their root systems during the construction phase, as indicated on the attached drawings.

5.16 **Access Facilitation Pruning:** There may be a limited number of areas within the site where an element of access facilitation pruning may be required. Providing that these works are controlled and carried out to a minimum of the standards as contained within BS3998: 2010 *Tree work – Recommendations*, then the visual impact of the work will be minimal and will not detract from the overall landscape value of the site. Our preliminary recommendations for arboricultural works are stated within the Tree Data Tables at Appendix 1 to this report.

5.17 **Protection of Planting Areas:** It is often desirable to fence off areas that are to be newly planted to protect the soil structure for future planting. In this case, parts of the site could be effectively excluded from construction activities, to be landscaped at the appropriate time. Such areas will need to be marked on an appropriate drawing and provision made for the proper exclusion of site activities to prevent compaction and destruction of the soil structure.

5.18 **Requirement for an Arboricultural Method Statement:** It would be beneficial to agree and implement a Method Statement for Tree Protection (an Arboricultural Method Statement) to ensure that retained trees are adequately protected from the outset and that no unnecessary harm occurs during the construction phase. Section 6 of this report contains further details of the aspects of the development that could successfully be controlled, which can in turn be subject to a suitably worded planning condition.

5.19 **Planning for New Landscaping:** If not considered carefully at the design stage, new planting and landscaping can have an adverse impact on existing trees and cause long term problems for the built environment. Care should be taken in the design of new landscapes to prevent physical damage to retained trees during the planting process, and to ensure that schemes are designed to survive and thrive rather than compete for resources. Similarly, new trees and shrubs should not be planted where they will cause damage to structures, either directly or indirectly in the future. Table A1 at Annex A of the Standard gives advice on minimum distances for new trees from structures to avoid direct damage from future tree growth. Further advice should be sought from the project arboriculturist and a suitably qualified and experienced engineer as to the potential indirect impact of trees on structures in the long term (from clay shrinkage subsidence).

6.0 Tree Protection Measures

6.1 Based on the proposed layout and those trees proposed for retention, the drawings attached to this report show our preliminary recommendations for the physical protection of retained trees throughout the construction phase. The plans indicate the location of protective barriers, as well as the specification for construction of the protective fencing in accordance with Figures 2 & 3 of the Standard. These barriers will form construction exclusion zones around the retained trees.

6.2 In addition to the erection of protective fencing, the attached drawings show areas where it would be beneficial to agree a tree protection method statement between the project arboriculturist, design & construction teams and the local planning authority tree officer. The method statement will need to address and make allowance for the following:

- All forms of access required to the site;
- Site cabins and storage areas;
- Space required for excavations (including foundation excavations);
- Any changes in ground levels and any resulting requirement for retaining structures;
- Working space for cranes, plant and scaffolding; and
- System of arboricultural site monitoring / schedule of site visits and resulting actions.

7.0 Summary of Impacts & Potential Mitigation Factors

7.1 Table 1 below summarises the impacts of the development as proposed on tree cover within and immediately adjacent the site. Comments are also provided on potential mitigation, compensation or special measures required to minimise the impact of the development and safeguard trees proposed for retention.

Table 1: Summary of the impacts of the development on trees within / adjacent the site.

Issue	Affecting	Mitigation / Compensation / Special Procedures
Indirect physical impact on retained trees	All retained trees	Tree protection fencing should be erected to an agreed specification in advance of the commencement of the development. Key areas where works are proposed within or immediately adjacent root protection areas of retained trees should be subject to an Arboricultural Method Statement, agreed in advance as a condition of planning consent.
Remediation works	T1, G1 & G2	Asbestos to be removed from existing building and site carefully.
Access Facilitation Pruning	See Appendix 1: *Tree Data Tables*	All pruning works should be carried out to a minimum of the standards contained within BS3998: 2010 *Tree work – Recommendations*.
Protective Fencing	To be erected to an agreed specification in advance of the commencement of the development and retained in-situ throughout the course of the construction phase.	

7.2 On the basis of the above and the contents of this report, it is considered appropriate that an Arboricultural Method Statement be prepared to demonstrate how trees proposed for retention can be suitably safeguarded. The Arboricultural Method Statement can be secured by way of an appropriately worded planning condition attached to the consent for the development and should be adopted as a control document by site personnel.

8.0 Conclusions & Recommendations

8.1 The direct and indirect impacts on tree cover as a result of the development proposals are outlined within this report and mitigation proposed accordingly that seeks where possible to satisfy local and national planning guidance and policy. Where trees are proposed for removal, replacement planting should be undertaken as part of a landscape strategy for the site in line with local plan requirements and to integrate the development into the surrounding landscape. Arrangements for the safeguarding and physical protection of retained trees should be agreed and implemented in a manner consistent with current best arboricultural management practices to minimise any potentially negative effects on long term tree cover.

8.2 We recommend that the landscape proposal prepared for the site includes, where feasible, provision for the planting of a mixture of native as well as ornamental trees, shrubs and hedges, implemented as a condition of planning consent. We also recommend that tree protection measures are implemented in accordance with finalised versions of the drawings appended to this report and that an Arboricultural Method Statement be prepared and implemented to safeguard those trees proposed for retention.

9.0 References

Ministry of Housing, Communities & Local Government (August 2026) *National Planning Policy Framework*;

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*;

Street Works UK*: Publications Volume 4 – Guidelines for the planning, installation, and maintenance of Utility apparatus in proximity to Trees.*

Appendix 1

ASCERTA
LANDSCAPE| TREES | ECOLOGY

Site:	**Northern Lawn Tenns Club**	Surveyor:	**Alex Clare & Kevin Pope**
Client:	**Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA**	Survey Date:	**22-Apr-2025 & 17-July-2026**
Brief:	**Tree Survey to BS5837:2012**	Survey Conditions:	**Overcast**

ASCERTA LANDSCAPE | TREES | ECOLOGY

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat Grade
					N	S	E	W							
T1	Hornbeam	13	#630	7.56	6	8.2	6.8	5	3.7	M	Fair	Minor deadwood. Off site tree divides into multiple stems at 1.7m. Necrotic and missing bark on multiple stems. Recently pruned.	No works required at this stage.	<20	**B2**
G1	Cherry Cypress Holly Maple	10-13	Less than #350	4.2	3.8	3.1	5.2	4.2	1.0	EM /M	Fair	Off site mixture of trees. 2 larger cypresses with an understory of Holly, Maple and Cherry. One cherry limb has failed and is hanging into site. The two cypresses have been topped at 9m.	No works required at this stage.	<20	**C2**
T2	False Acacia	15	#410	4.92	5.6	8.2	5.8	7.6	2.0	M	Poor	Tree, growing in corner of planted boarder. Several unoccluded cut wounds. Sparse canopy.	Maintain by removal of any unstable dead branches.	<20	**B2**
G2	Whitebeam	16	Less than 440	5.28	4	4.4	4.6	4	2.0	M	Fair	Two whitebeams forming a joint canopy. The larger tree has a slight lean to the east and has been crown lifted on the neighbouring side to 6m. It has also been cut back over the tennis courts. Both trees growing in the border immediately adjacent the curb flags of a 200mm raised hard standing tennis court. Roots are visible and clearly contacting the curb. Some root girdling has occurred. Recently crown lifted to 4.5m over site.	No works required at this stage.	20+	**C2**

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

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Site:	**Northern Lawn Tenns Club**	Surveyor:	**Alex Clare & Kevin Pope**
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Brief:	**Tree Survey to BS5837:2012**	Survey Conditions:	**Overcast**

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat Grade
					N	S	E	W							

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread N	S	E	W	Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat Grade
H1	Dogwood Pyracantha Cotoneaster Holly	2-7	#30x10	1.14	1.2	1.3	1.4	1.1	0	EM	Fair	A small hedge with one larger Holly tree within it. The holly is growing with a stem lean and canopy bias to the north.	No works required at this stage.	20+	**C2**
G3	Whitebeam Silver birch Rowan Yew	2.5-13	#280 max	3.36	6.4	6.1	6.2	6.8	1.5	Y/EM/M	Fair	All trees are off site along the southern access road to site. Unable to access due to dispute with neighbours. One early mature silver birch leaning over site access road to the southwest. The main stem begins to overhang the curb at 3.67 meters, then at 1.5ft into the road 4.37 meters, then 5.06 meters 2ft into the road. There is a small yew hedge at the site end of the lane that is overhanging the access road which is causing a slight obstruction for vehicles accessing the southern gate of site.	No works required at this stage.	20+	**C2**
G4	Hornbeam Paperbark birch Sweetgum Apple Purple plum Cigar tree Service tree Japanese maple	4-15	#350 max	4.2 max	See plan				3	Y / EM / M	Fair - Good	Linear row of ornamental species adjacent to an outdoor tennis court. Located along boundary to neighbouring property. Larger birch, sweetgum and hornbeam to the north of group. Japanese maple with the lowest crown clearance. Rest of trees above 5m.	Crown reduce Japanese maple if necessary if access is required from club.	20+	**C2/B2**

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

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Site:	**Northern Lawn Tenns Club**	Surveyor:	**Alex Clare & Kevin Pope**
Client:	**Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA**	Survey Date:	**22-Apr-2025 & 17-July-2026**
Brief:	**Tree Survey to BS5837:2012**	Survey Conditions:	**Overcast**

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat Grade
					N	S	E	W							
G5	Oak Sycamore Ash Beech	3-20	#600 max	7.20	See plan				4	Y / EM / M	Fair - Good	Off-site group on slight embankment. Larger specimens to the south east of the group. Smaller saplings and one 7.5m oak where the club building is closest to the trees.	Crown lift 7.5m oak overhanging site if access is required through club.	20+	**C2/B2**
T3	Lime	17	#500	6	4	5	4	5	4.5	M	G	Crown lifted from carpark.	No works required at this stage.	30+	**B2**
T4	Lime	20	#420	5.04	3	6.5	6	2	4	EM	F	Canopy bias to east. Crown lifted from carpark.	No works required at this stage.	30+	**B2**
T5	Horse chestnut	18	#470	5.64	4	5	5	3.5	4.5	M	F	Pruned unsympathetically.	No works required at this stage.	20+	**B2**
T6	Lime	20	#450	5.40	4.5	3.5	4.5	3.5	4.5	M	G	Balanced form. Crown lifted over entrance.	No works required at this stage.	30+	**B2**
T7	Lime	20	#600	7.20	5.5	7	6	5	6	M	G	Crown lifted over car park.	No works required at this stage.	30+	**B2**
T8	Silver birch	18	#400	4.80	7	5	6	4	8	M	G	Good form. Crown lifted over car park.	No works required at this stage.	30+	**B2**

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
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# Denotes estimated DBH where access was not possible

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Est. (yrs): Estimated remaining contribution in years

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Appendix 2

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KEY

Existing tree to be retained

H1

T2

Ivy covered fence.

4m Cotoneaster #3x80Ø

5m Cherry #7+70Ø

2m Laruel #<70Ø

5m Beech #<80Ø

Ivy covered fence.

2-3m Yew #<70Ø

Off site 17m Fastigiate Beech #180Ø.

15m Hornbeam #600Ø

G3

3-4m Rowan #90Ø

11m Silver birch #220Ø

14m Lime #450Ø

13m Lime #440Ø

12m Silver birch #230Ø
Stem leaning over access road
Stem clearance:
- 4.37m = 1.5ft into road
- 5.06m = 3ft into road

16m London plane #710Ø multiple cracks in surrounding pavement and road. Several patches of re-laid tarmac. Displaced curb stones.

9m London plane #320Ø

11m Lime #340Ø

Conifer stumps previously felled with planning permission in 2020

Off site 17m Fastigiate Beech #180Ø Poor condition.

G1

G2

16m Whitebeam #400Ø

16m Whitebeam #400Ø

T1

SITE BOUNDARY

SOUTH

RD.

N

REV	DESCRIPTION	DATE
D	Updated tree survey and layout	23/07/26
C	Minor amendments	06/10/25
B	Minor amendments	02/10/25
A	Updated planning layout	20/06/25

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www.landscapetreesecology.com

CLIENT:
Northern Lawn Tennis Club

PROJECT:
Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA

DRAWING TITLE:
Tree Survey - Sheet 1 of 2

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:200 @A1	AC	P.2144.24.T01	D
DATE: 14/04/2025	CHKD BY: KP		

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PALATINE RD

LAPWING LN

TRAFALGAR PL

ELM RD

T8

T7

T6

T5

T4

T3

There will be no need for tree protection fencing providing that existing hardstanding is utilised if access is required through the north of the club.

ROUTE FROM SET DOWN
1.8m WIDE FOR SMALL D

Selfset saplings and scrub
off-site

G5
7.5m oak
#200Ø
off-site tree overhanging site

Selfset saplings and scrub
off-site

20m sycamore/oak/beech/ash
#600 max
off-site

G5

Existing boundary fencing to act as tree protection fencing if access is required through the club.

G5

15m hornbeam
#350Ø

12m paperbark birch
#250Ø

15m sweetgum
#200Ø

5m japanese maple
#100x4Ø

G4

8m purple plum
#230Ø

roots are exposed during
veling/excavations they are to
pruned back to the soil
rface as promptly as possible.

4m service tree
#100Ø

7m cigar tree
#300Ø

5m apple
#120+20Ø

H1

T2

SURVEY STATIONS			
Name	Easting	Northing	Height
S1	384267.674	397764.239	34.470
S2	384296.026	397792.148	33.891
S3	384313.292	397768.397	34.456
S4	384284.833	397740.922	34.623
S5	384265.932	397766.756	34.603

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PROJECT:
Northern Lawn Tennis Club

DRAWING TITLE:
Tree Survey - Sheet 2 of 2

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:250 @A0	KP		
DATE:	CHKD BY:	P.2144.24.T01	-
23/07/2026	CP		

KEY

Existing tree to be retained

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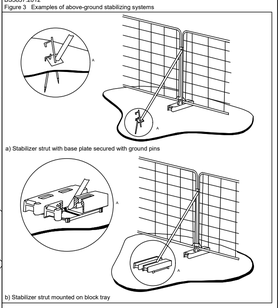
KEY

Existing tree to be retained

Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations

Proposed location of protective fencing - see inset for type / construction detail

BS5837:2012
Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

H1
T2
Ivy covered fence.
4m Cotoneaster #3x80Ø
5m Cherry #7+70Ø
2m Laruel #<70Ø
5m Beech #<80Ø
Ivy covered fence.
EXISTING COVERED TENNIS COURT TO BE REFURBISHED
Border stumps previously felled with planning permission in 2020
OUTDOOR TENNIS COURT
G1
G2
16m Whitebeam #400Ø
16m Whitebeam #400Ø
2-3m Yew #<70Ø
Off site 17m Fastigiate Beech #180Ø.
15m Hornbeam #600Ø
G3
Off site 17m Fastigiate Beech #180Ø Poor condition.
G1
SITE BOUNDARY
T1
G1
3-4m Rowan #90Ø
14m Lime #450Ø
11m Silver birch #220Ø
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13m Lime #440Ø
16m London plane #710Ø multiple cracks in surrounding pavement and road. Several patches of re-laid tarmac. Displaced curb stones.
9m London plane #320Ø
11m Lime #340Ø
OUTH
RD.
BRICK WALL
TELECOM
O/H TELECOM
G33.85
G33.95
C33.11
TP
GST
UP

N

REV	DESCRIPTION	DATE
D	Updated tree survey and layout	23/07/26
C	Minor amendments	06/10/25
B	Minor amendments	02/10/25
A	Updated planning layout	20/06/25

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PROJECT:
Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA

DRAWING TITLE:
Tree Constraints and Draft Protection Drawing
Sheet 1 of 2

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:200 @A1	AC		
DATE:	CHKD BY:		
14/04/2025	KP	P.2144.24.T02	D

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PALATINE RD

LAPWING LN

TRAFALGAR PL

T8

T7

T6

T5

T4

T3

There will be no need for tree protection fencing providing that existing hardstanding is utilised if access is required through the north of the club.

ROUTE FROM SET DOWN
1.8m WIDE FOR SMALL D

Selfset saplings and scrub off-site

G5

7.5m oak
#200Ø
off-site tree overhanging site

Selfset saplings and scrub off-site

20m sycamore/oak/beech/ash
#600 max
off-site

G5

Existing boundary fencing to act as tree protection fencing if access is required through the club.

G5

15m hornbeam
#350Ø

12m paperbark birch
#250Ø

15m sweetgum
#200Ø

5m japanese maple
#100x4Ø

G4

8m purple plum
#230Ø

4m service tree
#100Ø

7m cigar tree
#300Ø

5m apple
#120+20Ø

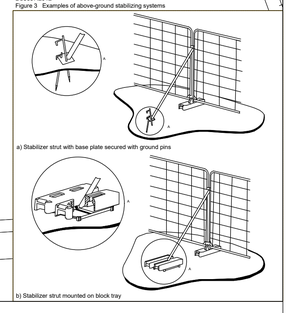
H1

T2

S2

SURVEY STATIONS			
Name	Easting	Northing	Height
S1	384267.674	397764.239	34.470
S2	384296.026	397792.148	33.891
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BS5837:2012
Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins

b) Stabilizer strut mounted on block tray

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PROJECT:
Northern Lawn Tennis Club

DRAWING TITLE:
Tree Constraints and Draft Protection Drawing
Sheet 2 of 2

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:250 @A0	KP		
DATE:	CHKD BY:		
23/07/2026	CP	P.2144.24.T02	-

KEY

Existing tree to be retained

Extent of Root Protection Area for retained trees in accordance with BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations

Proposed location of protective fencing - see inset for type / construction detail

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